

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that this Final Development Plan and/or Statement of Intent has been approved by the Greenville County Planning Commission for recording in the office of the County Register of Mesne Conveyance.

FOREST LAKE

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Descriptive Statement

Date 5/29/1994

John G. ...
Executive Director
Greenville County Planning Commission

LEGAL DESCRIPTION

All that certain parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, being more particularly described as follows:

Block Book, page 539.1, Lot #13 minus ($\pm 380'$ X $\pm 400' = \pm 3.46$ acres) located adjacentment to Woodruff Road

plus ($\pm 503'$ adjacent to Highway 14 continuing back 240' at South Property Line and 215' at North Property = 2.62 acres)

SITE ACREAGE

Site consists of approximately 41.4 total acres. Site is bordered to the south by Heritage Lakes Subdivision and to the north, west and east by largely open land.

The site is generally open with wooded areas scattered toward the west. The topography is gently rolling with an existing lake as shown on the Master Plan. The existing lake and other open areas in the site will more than adequately serve the water retention as required by the County.

PROPERTY USE

The 41.6 acre parcel will be developed as 217 units maximum residential dwellings within a condominium community as shown on the Master Plan. The units will be compatible to the adjacent residential neighborhood in character and cost.

PROJECT DENSITY

The 217 dwelling units will be a combination of town houses and patio homes with a maximum overall density of the entire project of 5.3 units per acre. The residential unit shall have approximately 2.5 bedrooms, (50% two bedroom and 50% three bedroom).

PARKING, ROADS, AND UTILITIES

Parking within the 217 unit development will be a combination of off-street ground level parking, supplemental driveway parking and garage parking. The parking ratio will be approximately 2.5 spaces per unit. It is anticipated that all roads in the project shall be private. There shall be no cost to the County for sewer or water as all utilities are present at the site. (See enclosed letters.)

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